

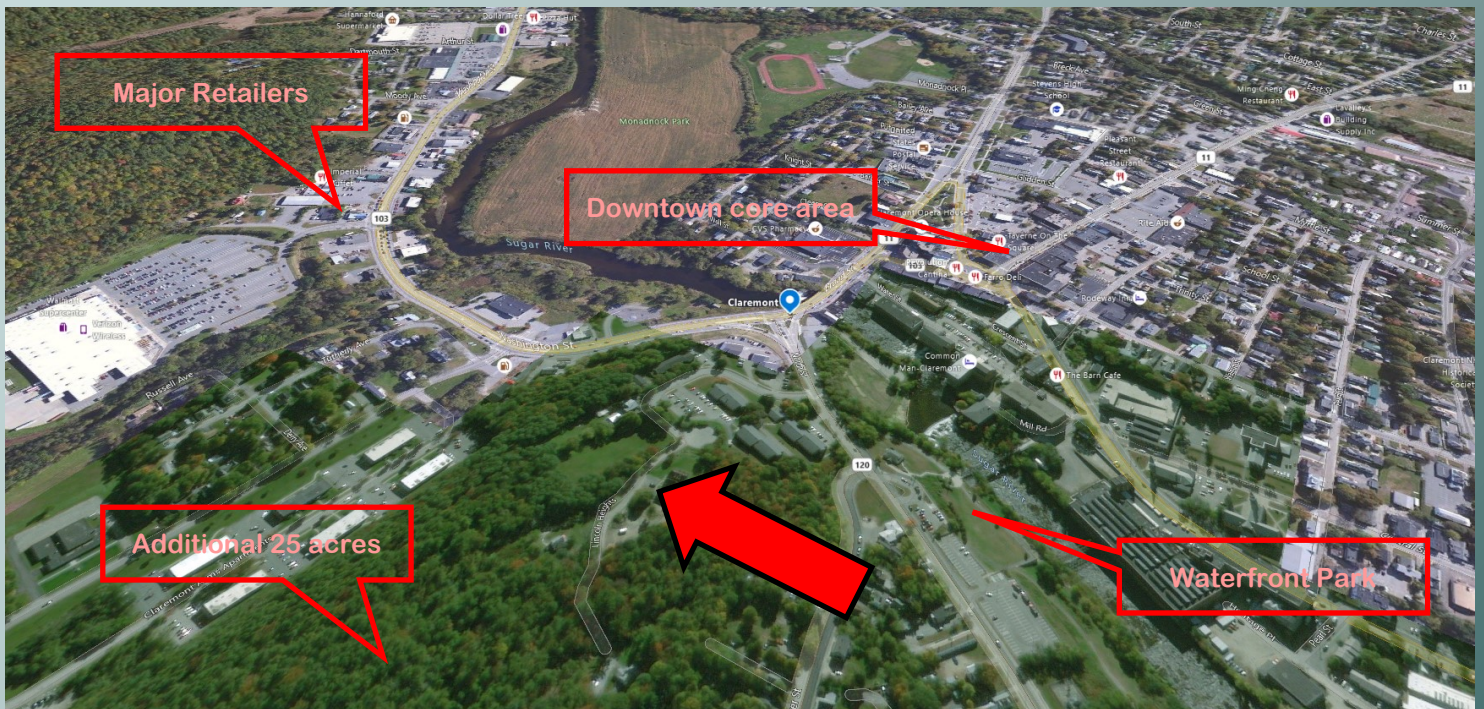
# THE EQUITY GROUP

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# REALTORS

PRESENTED BY

**6 ACRES or more**  
**OVERLOOKING DOWNTOWN**  
**CLAREMONT NH**



**HIGHEST ELEVATION SITE IN DOWNTOWN CORE AREA**  
**SHORT WALK TO DOWNTOWN AMENITIES**  
**ZONED SF OR MULTIFAMILY- 52 UNITS**  
**PANORAMIC VIEWS OF DOWNTOWN, AREA MTNS. ETC.**  
**QUIET DEAD END LOCATION**  
**SUITABLE FOR HOTEL OR ASSISTED LIVING**  
**\$450,000**



**James P. Ward**  
Licensed Broker NH & VT  
**603 448 8000**  
264 Lafayette Rd. #10, Portsmouth NH  
**EquityGroupRealtors.com**

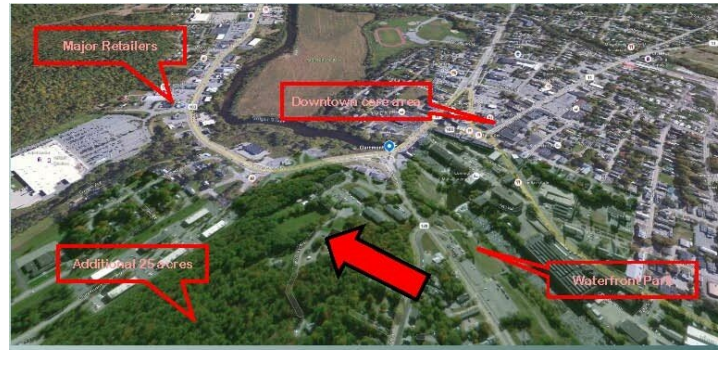


# 6 AC Overlooks Downtown

## 49 Lincoln Heights, Claremont, NH 03743



Listing ID: 29646117  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Hospitality, Multi-Family  
Gross Land Area: 6 Acres  
Sale Price: \$450,000  
Unit Price: \$75,000 Per Acre  
Sale Terms: Cash to Seller, Owner Financing, Other



### Overview/Comments

Claremont NH, a sudden and strong rebirth with major new development investments recently in market rate housing. A historic town that showcases beautiful architecture throughout the city created from its glorious past. Several new manufacturing companies relocated and expanded. Recent uptick of small businesses. Downtown has undergone major infrustrure improvements and continues to support and encourage addt businesses. Over the last few years virtually all the industrial vacancies have been absorbed. A recent surge in sales and pricing. Regional shopping center as border town to VT. Growth from Lebanon/Hanover is accelerating as commuters get priced out and there is limited zoning for growth between the towns due to rural zoning.

The subject site is perched at the highest elevation in the core area. Offering panoramic views of VT, Downtown mill bldgs, area hills. 1/4 mile to most retailers. Easy walk to the town center thru a city park, over the Sugar River on a ped. bridge with views of the falls, to restaurants, etc. Even with its central location the site is private and quiet with 25 acre city owned land abutting (possible expansion area). Zoned CR-2 (MF up to 52du) Assisted living by special exception. City open to discussion on office or hospitality use. Good site conditions. Town water and sewer. Existing 3BR rental house. Broker Interest.

### More Information Online

<http://www.newenglandcommercialproperty.com/listing/29646117>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	108-59	Zoning:	CR-2 MF, ASSISTED LIVING
Possible Uses:	Hospitality, Multi-Family	Sale Terms:	Cash to Seller, Owner Financing, Other

### Area & Location

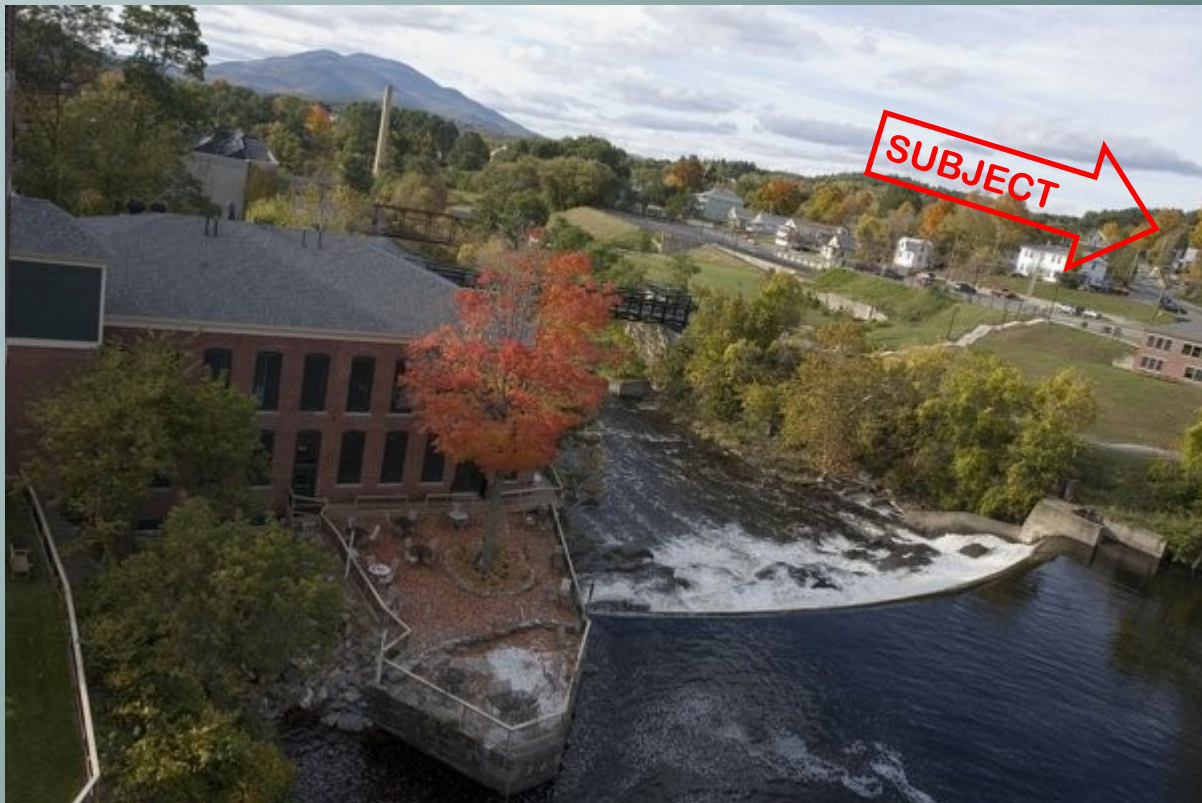
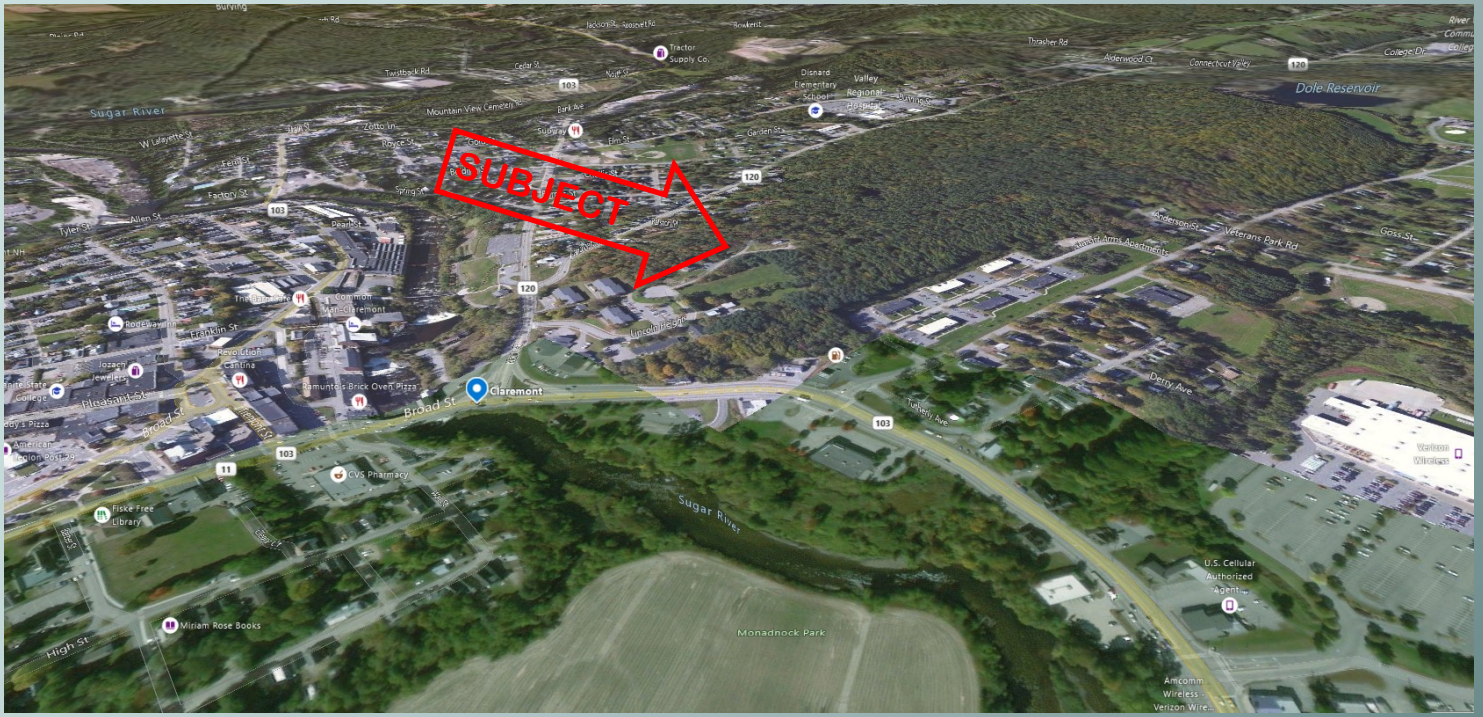
Market Type:	Medium
Legal Description:	tax map 108- 549 and 108-60
Largest Nearby Street:	Rt 11/103

Site Description Dead end location on top of hill in middle of town. 3/4 panoramic views of downtown, south hills. Vt. mtns to west. 1/4 mile to major shopping. Adj to downtown core area, less than 5 min walk to center (over pedestrian bridge over Sugar River with view of dramatic waterfalls) Possible addt land

Area Description walk to Common Man restaurant & Inn and core area merchants. 1/4 mile to shopping, 2 miles to I-91. Half hour to Lebanon/DHMC/Hanover.

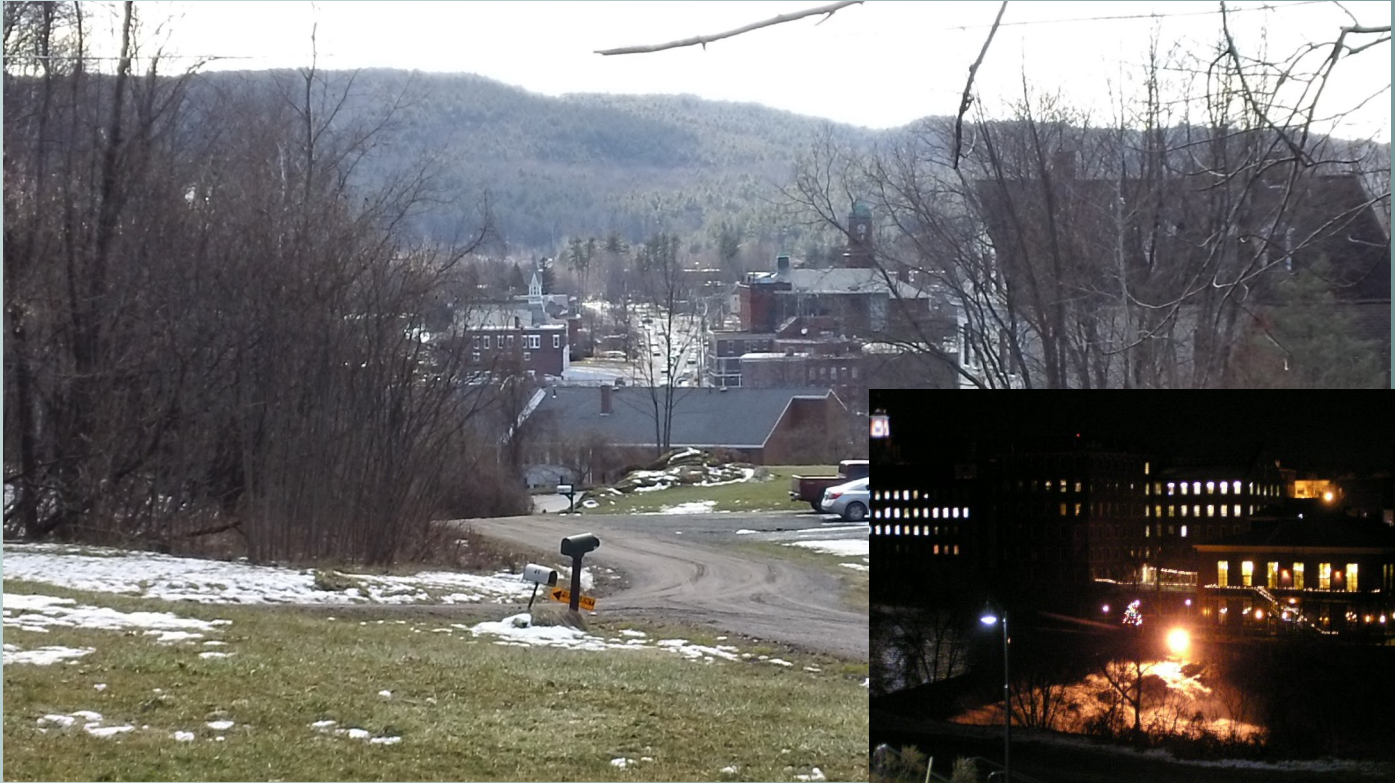
### Land Related

Lot Frontage:	67	Topography:	Hilly
Zoning Description:	5000 Sf per unit. SF or MF by right. Additional uses possible with favorable opinion of rezoning to Hotel by City	Easements:	Ingress/Egress, Utilities
Development Name:	Lincoln Heights	Available Utilities:	Electric, Water, Sewer, Storm Drain, Cable
		Water Service:	Municipal
		Sewer Type:	Municipal





View from house facing south towards downtown. Trees are on subject property with ability to enhance view.



Close up of downtown, from house facing south



Facing east



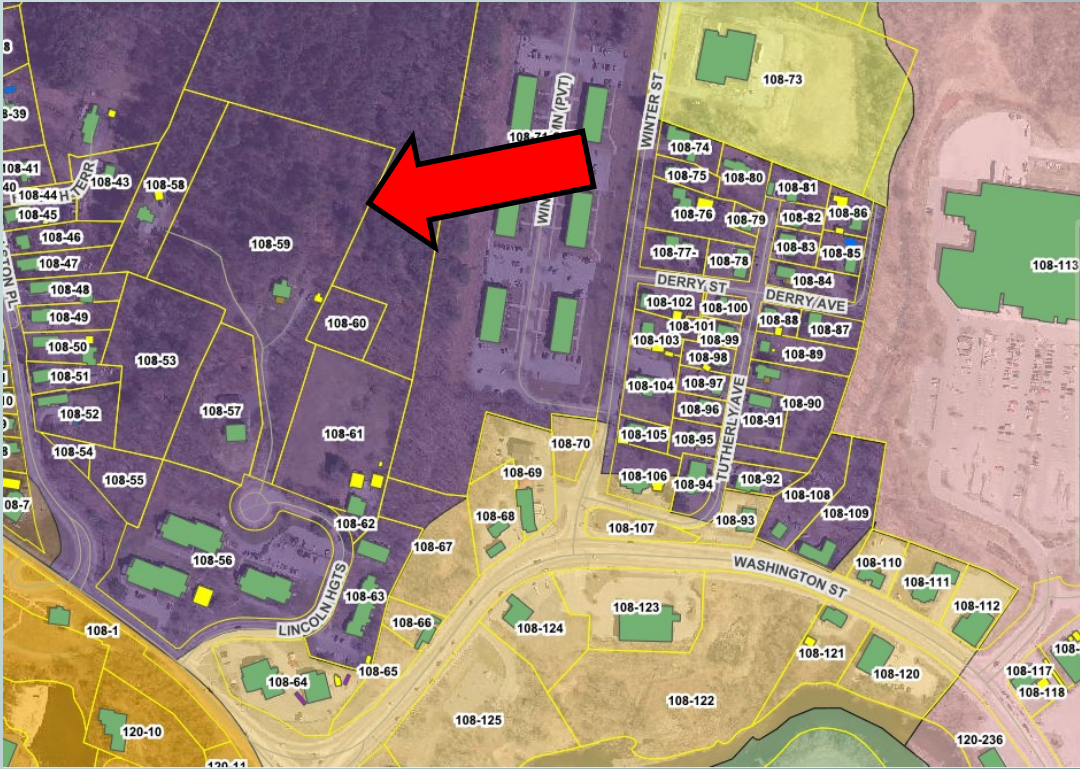
Facing west into VT



City park at bottom of hill.

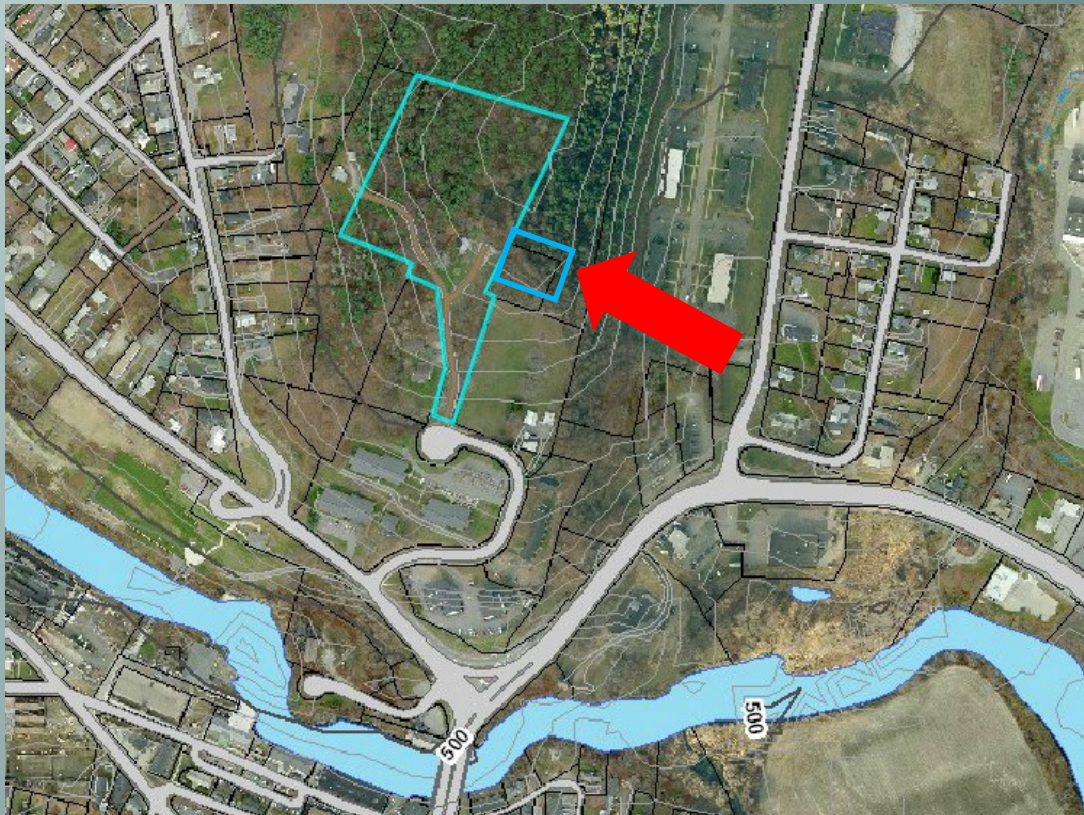


# ZONING MAP



CR-2  
City Residential  
Tax map 108-59  
& 108-60

# TOPO MAP





3 BEDROOM RENTAL HOUSE

# ZONING– CR-2

**CR-2 city center residential II.** The purpose of this district is to maintain around the downtown core residential neighborhoods with a mix of housing types. Other uses that are compatible with and supportive of a residential setting are allowed, including lodging, institutional and educational uses.

Uses allowed by right: Single family, Duplex, Multi family, Manufactured housing, Bed and Breakfast, Family Daycare Center, Home occupation, home office, Tourist homes, boarding or rooming houses , schools,

Uses allowed by special exception: Planned Residential Development, Nursing Home, Neighborhood Commercial, Museums, churches & religious org. ,Indoor recreation facilities

Other uses– City planning and economic development are open to discussion for additional uses including Hotel, motel, etc.

Table of Dimensional Regulations										
	Minimums							Maximums		
	Lot Size (sf)	Lot Width (ft)	Front Yard Setback (ft)	Side Yards (#)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Building Separation (ft)	Lot Coverage (%)	Residential Density	Building Height
									sf	
CR-2 City Center Residential II	5,000	60	15	2	10	25	10	30	1 du/5,000 sf	40

8" Sewer to property



10" Water line



### Population

Radius:	3 miles	5 miles
2010 Census	10,627	16,893

Sec. 22-387. - Table of uses.

	City Center Residential I District	City Center Residential II District	Professional Residential District	Mixed Use District	City Center Business II District	Additional Regulations Reference (refer to these sections for additional regulations)
<b>Residential</b>	CR-1	CR-2	PR	MU	CB-2	
Single-family dwelling	P	P	P	CU	P	<u>Sec. 22-387.1</u>
Duplex		P	P	CU	P	<u>Sec. 22-387.1</u>
Multifamily dwelling		P	P	CU	P	<u>Sec. 22-387.1</u>
Conversion of existing single-family to duplex	CU	CU	CU	CU	CU	<u>Sec. 22-387.2</u>
Conversion of existing single-family or duplex to multifamily dwelling	CU	CU	CU	CU	CU	<u>Sec. 22-387.2</u>
Accessory dwelling units	CU	CU	CU	CU	CU	<u>Sec. 22-513</u>
Accessory uses and buildings	P	P	P	P	P	
Manufactured housing on individual lots	P	P				<u>Sec. 22-387.4</u>
Planned residential development		SE				<u>Sec. 22-387.5</u>

<b>Commercial</b>		<b>CR-1</b>	<b>CR-2</b>	<b>PR</b>	<b>MU</b>	<b>CB-2</b>	
	Art galleries and arts and crafts shops			P	P	P	<u>Sec. 22-387.6</u>
	Automotive service stations, sales and repair					P	
	Bed and breakfast		P	P	CU		<u>Sec. 22-387.7</u>
	Building supply stores					P	
	Child care facilities						<u>Sec. 22-387.8</u>
	Family daycare home	P	P	P	P	SE	
	Family group daycare home	SE	SE	SE	SE	SE	
	Foster family home	P	P	P	P	P	
	Foster family group home		SE	SE	SE	SE	
	Group child care center			SE	SE	SE	
	Group home			SE	SE	SE	
	Child care institution			SE	SE	SE	
	Convalescent and nursing homes	SE	SE	SE			<u>Sec. 22-387.9</u>

	Copying and printing services			P	P	P	
	Drive-in businesses					P	
	Funeral homes		SE	SE	SE	SE	<u>Sec. 22-387.10</u>
	General offices			P	P	P	
	Home occupations						
	Meet standards	P	P	P	SE		<u>Sec. 22-387.11</u>
	Home offices	P	P	P	P	P	
	Hotels and motels				P	P	
	Housing for the Elderly	P	P	P			<u>Sec. 22-511</u>
	Medical offices			P	P	P	
	Neighborhood commercial	SE	SE				<u>Sec. 22-387.12</u>
	Personal service businesses			P	P		
	Radio and television transmitting stations and studios				SE	P	
	Restaurants and taverns			CU	P	P	<u>Sec. 22-387.13</u>
	Retail and secondhand stores			P	P	P	<u>Sec. 22-387.14</u>

	Service establishments				P	P	
	Tourist homes, boarding or roominghouses		P	P	P	P	
<b>Mixed Use</b>		<b>CR-1</b>	<b>CR-2</b>	<b>PR</b>	<b>MU</b>	<b>CB-2</b>	
	Mixed Uses						
	Commercial and other nonresidential use at street level			P	P		<u>Sec. 22-387.1</u>
	Residential use at street level			P	CU		<u>Sec. 22-387.1</u>
<b>Institutional and Educational</b>		<b>CR-1</b>	<b>CR-2</b>	<b>PR</b>	<b>MU</b>	<b>CB-2</b>	
	Museums, churches & religious org.	SE	SE	SE	P	P	<u>Sec. 22-387.15</u>
	Music or dance schools			P	P		
	Parking garages or facilities				P		
	Schools and libraries	P	P	P	P	P	
	Fraternal clubs, lodges or halls			P	P	P	<u>Sec. 22-387.16</u>
	Trade, professional or industrial schools			P	P	P	

<b><i>Industrial</i></b>		<b>CR-1</b>	<b>CR-2</b>	<b>PR</b>	<b>MU</b>	<b>CB-2</b>	
	Light manufacturing and assembly				CU	CU	<u>Sec. 22-387.17</u>
	Newspaper and printing establishments					P	
	Warehousing and distributing, and repair shops				CU	CU	<u>Sec. 22-387.17</u>
<b><i>Recreation and Entertainment</i></b>		<b>CR-1</b>	<b>CR-2</b>	<b>PR</b>	<b>MU</b>	<b>CB-2</b>	
	Parks and playgrounds	P	P	P	P	P	
	Indoor recreation facilities		SE	SE	P	SE	
	Indoor theaters				P	P	

(Ord. No. 531, § 1, 4-10-2013; Ord. No. 554, § 1, 5-10-2017)